

Triangle: *Core planning goals*

- Leverage proximity to the T as driver for new development.
- Create incentives that encourage future development to be responsive to stormwater, open space, and transportation objectives, including increased permeability.
- Create incentives for cooperation among property owners to meet study goals around improved public and private realm.



Triangle: *Zoning goals*

- Encourage increase in transit-oriented development, with residential focus closer to T.
- Support development of structured parking.
- Encourage office/R&D development with first floor retail to support walkable CambridgePark Drive “boulevard.”

5.0. High-Rise Mass Commercial Projects A. Secondary, Central Urban Site 1. General		5.0. High-Rise Mass Commercial Projects B. Secondary, Central Urban Site 2. Specific	
Planning Context Subtype 1 100 Residential 12	Planning Intent • Encourage new commercial development • Encourage mix of land, including residential and neighborhood • Support development of mixed-use parking • Focus resources that encourage intense development for signature buildings, transit-oriented, open space, and transportation objectives	Regulatory Authority, the Ordinance Plan Revision 6.0 • Commercial 1.7 • Commercial 1.7.6 • General 1.7.6 • General 1.7.6.1 • General 1.7.6.2 • General 1.7.6.3 • General 1.7.6.4 • General 1.7.6.5 • General 1.7.6.6 • General 1.7.6.7 • General 1.7.6.8 • General 1.7.6.9 • General 1.7.6.10 • General 1.7.6.11 • General 1.7.6.12 • General 1.7.6.13 • General 1.7.6.14 • General 1.7.6.15 • General 1.7.6.16 • General 1.7.6.17 • General 1.7.6.18 • General 1.7.6.19 • General 1.7.6.20 • General 1.7.6.21 • General 1.7.6.22 • General 1.7.6.23 • General 1.7.6.24 • General 1.7.6.25 • General 1.7.6.26 • General 1.7.6.27 • General 1.7.6.28 • General 1.7.6.29 • General 1.7.6.30 • General 1.7.6.31 • General 1.7.6.32 • General 1.7.6.33 • General 1.7.6.34 • General 1.7.6.35 • General 1.7.6.36 • General 1.7.6.37 • General 1.7.6.38 • General 1.7.6.39 • General 1.7.6.40 • General 1.7.6.41 • General 1.7.6.42 • General 1.7.6.43 • General 1.7.6.44 • General 1.7.6.45 • General 1.7.6.46 • General 1.7.6.47 • General 1.7.6.48 • General 1.7.6.49 • General 1.7.6.50 • General 1.7.6.51 • General 1.7.6.52 • General 1.7.6.53 • General 1.7.6.54 • General 1.7.6.55 • General 1.7.6.56 • General 1.7.6.57 • General 1.7.6.58 • General 1.7.6.59 • General 1.7.6.60 • General 1.7.6.61 • General 1.7.6.62 • General 1.7.6.63 • General 1.7.6.64 • General 1.7.6.65 • General 1.7.6.66 • General 1.7.6.67 • General 1.7.6.68 • General 1.7.6.69 • General 1.7.6.70 • General 1.7.6.71 • General 1.7.6.72 • General 1.7.6.73 • General 1.7.6.74 • General 1.7.6.75 • General 1.7.6.76 • General 1.7.6.77 • General 1.7.6.78 • General 1.7.6.79 • General 1.7.6.80 • General 1.7.6.81 • General 1.7.6.82 • General 1.7.6.83 • General 1.7.6.84 • General 1.7.6.85 • General 1.7.6.86 • General 1.7.6.87 • General 1.7.6.88 • General 1.7.6.89 • General 1.7.6.90 • General 1.7.6.91 • General 1.7.6.92 • General 1.7.6.93 • General 1.7.6.94 • General 1.7.6.95 • General 1.7.6.96 • General 1.7.6.97 • General 1.7.6.98 • General 1.7.6.99 • General 1.7.6.100 • General 1.7.6.101 • General 1.7.6.102 • General 1.7.6.103 • General 1.7.6.104 • General 1.7.6.105 • General 1.7.6.106 • General 1.7.6.107 • General 1.7.6.108 • General 1.7.6.109 • General 1.7.6.110 • General 1.7.6.111 • General 1.7.6.112 • General 1.7.6.113 • General 1.7.6.114 • General 1.7.6.115 • General 1.7.6.116 • General 1.7.6.117 • General 1.7.6.118 • General 1.7.6.119 • General 1.7.6.120 • General 1.7.6.121 • General 1.7.6.122 • General 1.7.6.123 • General 1.7.6.124 • General 1.7.6.125 • General 1.7.6.126 • General 1.7.6.127 • General 1.7.6.128 • General 1.7.6.129 • General 1.7.6.130 • General 1.7.6.131 • General 1.7.6.132 • General 1.7.6.133 • General 1.7.6.134 • General 1.7.6.135 • General 1.7.6.136 • General 1.7.6.137 • General 1.7.6.138 • General 1.7.6.139 • General 1.7.6.140 • General 1.7.6.141 • General 1.7.6.142 • General 1.7.6.143 • General 1.7.6.144 • General 1.7.6.145 • General 1.7.6.146 • General 1.7.6.147 • General 1.7.6.148 • General 1.7.6.149 • General 1.7.6.150 • General 1.7.6.151 • General 1.7.6.152 • General 1.7.6.153 • General 1.7.6.154 • General 1.7.6.155 • General 1.7.6.156 • General 1.7.6.157 • General 1.7.6.158 • General 1.7.6.159 • General 1.7.6.160 • General 1.7.6.161 • General 1.7.6.162 • General 1.7.6.163 • General 1.7.6.164 • General 1.7.6.165 • General 1.7.6.166 • General 1.7.6.167 • General 1.7.6.168 • General 1.7.6.169 • General 1.7.6.170 • General 1.7.6.171 • General 1.7.6.172 • General 1.7.6.173 • General 1.7.6.174 • General 1.7.6.175 • General 1.7.6.176 • General 1.7.6.177 • General 1.7.6.178 • General 1.7.6.179 • General 1.7.6.180 • General 1.7.6.181 • General 1.7.6.182 • General 1.7.6.183 • General 1.7.6.184 • General 1.7.6.185 • General 1.7.6.186 • General 1.7.6.187 • General 1.7.6.188 • General 1.7.6.189 • General 1.7.6.190 • General 1.7.6.191 • General 1.7.6.192 • General 1.7.6.193 • General 1.7.6.194 • General 1.7.6.195 • General 1.7.6.196 • General 1.7.6.197 • General 1.7.6.198 • General 1.7.6.199 • General 1.7.6.200 • General 1.7.6.201 • General 1.7.6.202 • General 1.7.6.203 • General 1.7.6.204 • General 1.7.6.205 • General 1.7.6.206 • General 1.7.6.207 • General 1.7.6.208 • General 1.7.6.209 • General 1.7.6.210 • General 1.7.6.211 • General 1.7.6.212 • General 1.7.6.213 • General 1.7.6.214 • General 1.7.6.215 • General 1.7.6.216 • General 1.7.6.217 • General 1.7.6.218 • General 1.7.6.219 • General 1.7.6.220 • General 1.7.6.221 • General 1.7.6.222 • General 1.7.6.223 • General 1.7.6.224 • General 1.7.6.225 • General 1.7.6.226 • General 1.7.6.227 • General 1.7.6.228 • General 1.7.6.229 • General 1.7.6.230 • General 1.7.6.231 • General 1.7.6.232 • General 1.7.6.233 • General 1.7.6.234 • General 1.7.6.235 • General 1.7.6.236 • General 1.7.6.237 • General 1.7.6.238 • General 1.7.6.239 • General 1.7.6.240 • General 1.7.6.241 • General 1.7.6.242 • General 1.7.6.243 • General 1.	

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Triangle: *Urban design guidelines*

- Active pedestrian-friendly street-level uses along CambridgePark Drive.
- Service areas screened from Cambridge Park Drive
- Strengthened pedestrian connections to Alewife Reservation.
- Façade setbacks between 85' and 105'.
- Small setbacks from right-of-way for café seating, benches, small open spaces.
- New development sited to preserve right-of-way for future crossing to Quadrangle.

The Triangle



The Triangle



Concord-Alewife Planning Study

Goody, Clancy
& Associates

VANASSE HANGEN BRUSTLIN
BYRNE MCKINNEY & ASSOCIATES
COMMUNITY PLANNING SOLUTIONS



City of Cambridge

The shopping center: *Core planning goals*

- Transform strip retail into pedestrian-friendly mixed-use district.
- Use new investment to redevelop surface parking, build a sense of place, parks, pedestrian-friendly streets, etc.
- Create links to Danehy Park.



Shopping Center: *Zoning goals*

- Encourage new residential development.
- Encourage mix of retail, including destination and neighborhood.
- Support development of structured parking.

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Shopping Center: *Urban design guidelines*

- Physical and visual pedestrian links to Danehy Park.
- Smaller block sizes comparable to those in surrounding neighborhoods; new street network, including north-south “Main Street”.
- Active street-level facades with frequently- spaced entrances.
- Below-grade/screened at-grade/or structured parking with active uses at street level.
- An architecturally diverse district with varied building design.

Shopping Center



Shopping Center



Committee Recommendations

June 2, 2004

Concord-Alewife Planning Study Public Meeting



Concord-Alewife Planning Study

 Goody, Clancy
& Associates

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